



# STAFF REPORT

**MEETING DATE:** August 23, 2022

**TITLE:**

Hold a public hearing and consider action to approve the first reading of Ordinance 2022-20 of the City Council of the City of Bastrop, Texas, annexing the Pearl River Development and updating the Municipal Service Plan for 56.620 acres of land out of the Nancy Blakey Survey, Abstract No. 98, located east of FM 969 and north of State Highway 71, as shown in Exhibit A & B, providing for findings of fact, adoption, establishing Place Type Zoning and Character District, repealer, severability, filing and enforcement; establishing an effective date; and proper notice and meeting, and move to include on the September 13, 2022, agenda for the second reading.

**STAFF REPRESENTATIVE:**

Submitted by: Jennifer C. Bills, Director of Planning & Development

**BACKGROUND:**

The applicant has submitted a request for annexation of 56.620 acres in accordance with the Chapter 43 Development Agreement and Addendum that was approved on October 18, 2011. The Development Agreement requires the annexation of the property prior to development, after a sale of the property, or by 2056 (45 years). A Municipal Service Plan was adopted as part of the agreement but must be updated if more than 10 years old (Exhibit B).

Notice of the public hearing was posted in the Bastrop Advertiser in accordance with the Texas Local Government Code, Chapter 43, Subchapter C-3 "Annexation of Area on Request of Owners". Per Section 2.3.003 of the Bastrop Building Block (B<sup>3</sup>) Code, the default zoning upon annexation is Place Type 2 – Rural. Staff is recommending extending the Cattleman's Character District (Chapter 4: Character Districts) which is the designation on the part of the parcel within the City Limits. Extending the city limits of Bastrop will not extend the Extraterritorial Jurisdiction, as the Development Agreement area is part of the City Boundary, as show in Attachment 1. Chapter 43 Development Agreements can be considered the city boundary for annexation and ETJ purposes. This annexation request is accompanied by a Zoning Concept Scheme. The Zoning Concept Scheme cannot be adopted until the annexation is approved by City Council.

**RECOMMENDATION:**

Hold a public hearing and consider action to approve the first reading of Ordinance 2022-20 as presented.

**ATTACHMENTS:**

- Ordinance 2022-20
- Exhibit A: Property Sketch and Metes & Bounds Description
- Exhibit B: Municipal Service Plan
- Attachment 1: Location Map
- Attachment 2: Applicant's Letter
- Attachment 3: Chapter 43 Development Agreement & Addendum